

A G E N D A
HARDEE COUNTY BOARD OF COUNTY COMMISSIONERS
ZONING MEETING
THURSDAY, APRIL 20, 2006 8:35 A.M.
COUNTY COMMISSION CHAMBERS, ROOM 102
COURTHOUSE ANNEX
412 WEST ORANGE STREET, WAUCHULA, FLORIDA

Commissioners:	District I	Minor L. Bryant
	District II	Clifton N. Timmerman, Chairman
	District III	Gordon R. Norris
	District IV	Bobby R. Smith, Vice-Chairman
	District V	Dale A. Johnson

County Manager Lexton H. Albritton, Jr.
Clerk B. Hugh Bradley
Mike Cassidy, Building & Zoning Director

County Attorney Ken Evers
Office Manager Sandy Meeks
Deputy Clerk Nancy Craft

Chairman - Call meeting to Order.

Notice of Publication—The Herald Advocate on 03/16/06 & 03/23/06

Chairman or Designee—Explain BCC Rules of Procedure.

Attorney Evers—Administer oath to witness who wish to offer testimony.

Building & Zoning Director Cassidy—Courtesy notices were mailed to adjoining property owners, and all advertisements/public notices were properly posted.

PRELIMINARY SUBDIVISION PLAT

Agenda No.
06-17

Florida Land Partners by and through its Authorized Representative requests a Preliminary Subdivision Plat approval to subdivide 762.95MOL acres zoned A-1 into 35 lots, 5.0-acres-or-greater in size, with a minimum of 225 ft. of public road frontage for each lot located on or about Old Town Creek/Mel Smith Road.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend approval.

Copy of letter from Roger Conley dated 04/07/06, application, staff report, plat, and aerial map provided.

TEMPORARY SPECIAL USE PERMIT

Agenda No.
06-18

Ernesto/Jeanie Aguilar requests a Temporary Special Use Permit to temporarily locate a 2nd dwelling in the form of a mobile home for the daughter and son-in-law in need of medical care, .72 MOL ac, zoned R-2 on or about Franklin Street West of First Avenue.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend approval.

Copy of letter from Roger Conley dated 04/07/06, application, staff report, and aerial map provided.

REZONE

Agenda No.
06-22

Joseph F./ Ellen E. Smith request a Rezone of 33 MOL ac from A-1 (Agriculture) to C-2 (General Commercial) for the development of a hotel, restaurant and closed-in storage facility on or about East side of Old Dixie Highway W side of Highway 17 North of "Old Citrus Store".

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend approval.

Copy of letter from Roger Conley dated 04/07/06, application, staff report, and aerial map provided.

Agenda No.
06-24

Noey Flores, Steven M. Carpenter, Junior M. Archer and Juan Delatorre by and through their Authorized Representative requests a Rezone of 51.45 MOL ac from F-R (Farm Residential) to R-3 (Multiple Family Residential) for the development of up to 12 units per acre of one- and two- story multi-family town homes/condos on or about Old Bradenton Road North of Lost Acres Drive.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend approval.

Copy of letter from Roger Conley dated 04/07/06, application, staff report, aerial map, and proposed site plan provided.

Agenda No.
06-25

Stine Family Partnership, Joseph K. Lopez, Sr. Family Partnership and Edward S. Schontag, Jr. by and through their Authorized Representative request a Rezone of 75.71 MOL ac from A-1 (Agriculture) to R-3 (Multi-Family Residential) for the development of town homes at the rate of 06 units/acres, and a clubhouse, pool and recreation area on or about the South side of Louisiana Street, North of West Main Street, West of Terrell Road.

ACTION RECOMMENDED: No action required, applicant withdrew application for agenda item No. 06-25.

Copy of letter from Roger Conley dated 04/07/06, application, staff report, aerial map, and letter of withdrawal provided.

Agenda No.
06-26

William H./Carla A. Harlan, Trustees by and through their Authorized Representative requests a Rezone of 38 MOL ac from A-1 (Agriculture) to C-2 (General Commercial) for the development of a sewer package plant/water plant to be added to the 96.07 MOL-acre-already-approved project to be developed by Florida Reno LLC for the development of single-family dwellings in a planned unit development, a 20 room resort and clubhouse, recreation area and dock on or about South Florida Avenue.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend approval.

Copy of letter from Roger Conley dated 04/07/06, application, staff report, and aerial map provided.

Agenda No.
06-27

Walter S./Carol M. Farr by and through their Authorized Representative requests a Rezone of 50 MOL ac from Parent Parcel No. 21 34 25 0000 06870 0000 from A-1 (Agriculture) to R-3 (Multi-Family Residential) to be added to the 96.07 MOL acre-already-approved project to be developed by Florida Reno LLC for the development of single-family dwellings in a planned unit development, a 20 room resort, and clubhouse, recreation area and dock on or about South Florida Avenue.

ACTION RECOMMENDED: Planning and Zoning Board and staff recommend approval.

Copy of letter from Roger Conley dated 04/07/06, application, staff report, and aerial map provided.

OTHER BUSINESS

GENERAL RULES OF PROCEDURE

Ladies and Gentlemen:

This is a quasi-judicial proceeding and any decision of the Board must be supported by substantial and competent evidence. In rendering its decision the Board shall rely solely upon the testimony which is relevant and material and any testimony given in the form of an opinion will not be relied upon unless given by a qualified witness.

You shall have the right to give testimony, and to present evidence and witnesses. The applicant, the Board and any interested persons shall be given an opportunity to ask question of any witness. Any person who wishes to testify shall be administered an oath to swear or affirm to tell the truth.

At this time, if there is anyone who wishes to testify before the Board, please rise for the administration of the Oath.

Next BCC Zoning meeting to be held on May 18, 2006, at 8:35 a.m. at Commission Chambers and the next regular County Commission meeting to be held May 04, 2006, at 8:30 a.m. at Commission Chambers, 412 West Orange St., Room 102 Wauchula, FL.

Meeting adjourned _____.